

At a Meeting of the **PLANNING COMMITTEE** held on Wednesday 4<sup>th</sup> July 2012 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

## **PRESENT**

Councillor Mrs E. Chard (Chair)

Councillors, Mrs J. Hughes, A.R. James, B. Mellor, B.F. Moylan, Mrs. W.M. Mullen-James, P. Prendergast, S.H. Ratcliffe, Miss S.L. Roberts, A.J. Rutherford, Miss R. Siddall, and P.J. Williams.

Mr G. J. Nickels                      -      Town Clerk

**[The following Members who also serve on the Denbighshire County Council Planning Committee advised that in making decisions on the following applications they did so on the basis of the information now before them and that when they consider the applications at the Denbighshire County Council Planning Committee they would look at the applications afresh based on the information then available and as such might come to a different determination on them.**

**Councillors: Mrs. W. Mullen James]**

### **8. APOLOGIES**

Apologies for non-attendance were received on behalf of Councillors Mrs. J. Chamberlain-Jones (Indisposed)

### **9. PLANNING APPLICATIONS**

Members gave consideration to the received Planning Applications as shown below and **RESOLVED** as now marked thereon.

The Local Planning Authority is advised that the Rhyl Town Council wish to state that where appropriate all applications listed below relating to locations such as offices, businesses, shops and supermarkets should be required to erect bilingual signage reflecting the linguistic nature of the Rhyl area.

9.1	<p><b><u>SITE LOCATION:</u></b> 60/62 High Street, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u></b> 45/2012/0716/PF Change of use from A1 (Shops) to A2 (Financial and Profession Services) with ancillary accommodation to upper floors. The Applicant is Tungsten Securities Ltd C/o Day Tanner Partnership, 51 Peach Street, Wokingham, Berkshire.</p> <p><b><u>DECISION:</u></b> Object on the grounds of</p>
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	<ul style="list-style-type: none"> <li>- loss of A1 shop from the High Street</li> <li>- the application is considered to be contrary to the objectives of the Rhyl Going Forward Delivery Strategy</li> </ul>
9.2	<p><b><u>SITE LOCATION:</u></b> Hafod Wen Bryn Cwnin Road, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u></b> 45/2012/0760/TP  Felling of oak tree numbered T3 on plan annexed to the Borough of Rhuddlan (Hafod Wen, Bryn Cwnin Road) Tree Preservation Order No. 1, 1988.  The Applicant is Mr Mike Davies of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
9.3	<p><b><u>SITE LOCATION:</u></b> 9 Rhyl Coast Road, Rhyl.</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>APPLICATION No:</u></b> 45/2012/0782/PF  Erection of a single storey extension to side and erection of a dormer window to rear in connection with proposed loft conversion.  The Applicant is Mr Ken Dawes of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
9.4	<p><b><u>SITE LOCATION:</u></b> 2 Seabank Road, Rhyl.</p> <p><b><u>WARD:</u></b> Foryd</p> <p><b><u>APPLICATION No:</u></b> 45/2012/0774/PF  Change of use of first floor of day nursery to form manager's accommodation.  The Applicant is Mr David Green of 47 Doren Avenue, Rhyl.</p> <p><b><u>DECISION:</u></b> Object  Notwithstanding the application specifies that occupation of the flat would be by an employee of the day nursery. The creation of the self-contained flat proposed would introduce residents above a commercial activity (the children's nursery) and therefore any future occupiers (including the employee) would be directly above the nursery and abutted by outdoor play areas for the children without any external amenity space for the occupiers of the flat. As such, it is considered that due to the nature, of the ground floor use the scheme would fail to provide satisfactory amenity standards for future residential occupiers due to noise and disturbance from the ground floor indoor and outdoor uses. As such the scheme is unacceptable as it is contrary to criterion v) of Policy Gen 6 of the Unitary Development Plan.</p>

**10. PLANNING TRAINING**

The Town Clerk advised that he had been notified by the Denbighshire County Council that a Planning Training Session had been organised for the benefit of the Chairs of the 37 Town and Community Councils in Denbighshire on 19<sup>th</sup> July 2012 at County Hall Ruthin between 6.30 and 8.00 p.m.

Following enquiries the Clerk had agreed that dependent on actual numbers additional members of the Rhyl Town Council Planning Committee might be able to attend the training and consequentially he was seeking an indication as to the availability of Members to attend.

***RESOLVED*** that the Denbighshire County Council be advised that the following Members would wish to attend if space permitted

*Councillors Mrs E. Chard, Mrs J. Hughes, A.R. James, B. Mellor, B.F. Moylan, Mrs. W. Mullen-James, P. Prendergast, Miss S.L. Roberts, A. Rutherford, Miss R. Siddall, and P.J. Williams,*

**11. CLOSURE OF MEETING**

There being no further business, the Chair declared the Meeting closed.

Signed: .....

Date: .....